



## Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge  
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Ryan L. Holcomb, AICP  
Planning Director

January 5, 2022

TO: Historic Preservation Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director *RLH*

FROM: Collin Lindrew, Planner II *CL*

SUBJECT: **HPC-22-21** 2335 Tulip Street

Application Summary			
Applicant	Jason Laubscher	Submittal Date	October 15, 2021
Site Area	± 4,800 sf		
Location	North Side of Tulip Street, east of Drehr Avenue (Council District 10-Coleman)		
HPC Meeting Date	January 12, 2022		
Request			
Proposed Action	New construction		
Site Characteristics			
Historic District	Drehr Place		
Historic Information	Previous house on lot built c. 1970; Non-contributing		
Existing Zoning	Single Family Residential (A2)		
Existing Use	Undeveloped		
Findings			
Staff certifies that the proposed new construction is compatible with the Drehr Place Design Guidelines			

### Case History – Site

- Case was introduced to the HPC on November 10, 2021
  - HPC denied the removal of a tree greater than 18" DBH
  - HPC deferred the proposed new construction for 60 days to give the applicant time to revise drawings
- House was demolished on the property without a Certificate of Appropriateness

### Case History – Area

- **HPC-8-18** 2360 Tulip Street, for the removal of exterior stairs and door, painting of exposed brick, removal of awnings, addition of shutters and window boxes, and replacement of windows and doors on a primary and secondary structure
  - Approved by the HPC on June 25, 2018
- **HPC-4-17** 603 Drehr Place, for the construction of a new single family house
  - Approved by the HPC on March 16, 2017

#### **Drehl Place Historic District Design Guidelines Compatibility (Building Site)**

- Locate the structures within the range of alignments seen traditionally in the area, maintaining traditional setbacks at the front, side, and rear of the property.
  - *Proposed new construction would be set back roughly 21 feet from the street, which is compatible with properties in the surrounding area.*
- Building proportions should respect traditional patterns in the district.
  - *Building proportions are consistent with traditional one and two-story buildings in the district.*
- The primary building entrance should be oriented toward to the street.
  - *Primary building entrance is oriented toward the street.*
- Preserve the original location of the main entry and walk.
  - *Original location of the main entry and walk appeared to be off of a gravel alley perpendicular to Tulip Street. Proposed new main entry and walk are on Tulip Street.*
- In neighborhoods with alleys, garages should be located at the rear of the lot and accessed from the alley.
  - *Proposed open carport is located at the rear of the structure.*
- New walkways should be compatible in location, pattern, spacing, dimensions, materials, and color.
  - *Proposed new construction does not appear to contain a walkway.*
- New walkways should be straight and perpendicular from the sidewalk to the main entrance.
  - *Proposed new construction does not appear to contain a walkway.*
- Preserve the existing private tree stock as long as the trees are not damaging a historic structure or are not becoming a public nuisance.
  - *Applicant has indicated that the existing tree on the site has been treated, and proposed new construction would not damage the root system.*

#### **Drehl Place Historic District Design Guidelines Compatibility (Building Structural Systems)**

- For alterations and additions, foundations and structural elements should be consistent with the existing and should meet or exceed requirements of the current building code. For pier and beam foundations, the design should provide for ventilation of crawl spaces. For slab-on-grade foundations, care should be taken to avoid damaging root systems of established trees.
  - *Proposed new construction is slab-on-grade foundation.*
  - *Pier and beam construction would possibly allow for a greater chance of tree survivability and coexistence.*

#### **Drehl Place Historic District Design Guidelines Compatibility (Building Exterior Features)**

- Siding should be applied horizontally, and all wood siding should be painted.
  - *Inconsistent; proposed new construction as vertical board and batten siding.*
- Balconies and decks should be located on the rear, not on the front, of the building. Front balconies or decks are appropriate only if recreating a historic element.
  - *Proposed deck is located on the western side of the building.*

#### **Drehl Place Historic District Design Guidelines Compatibility (New Construction)**

- New buildings should be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of setback, orientation, spacing, distance from adjacent buildings, and the proportion of built mass to open space on the individual site.
  - *Proposed new construction is compatible with surrounding buildings in terms of setback, orientation, spacing, distance from adjacent buildings, and proportion of built mass to open space on the site.*

- New buildings should be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of height, size, scale, massing, and proportions.
  - *Proposed new construction is compatible with surrounding buildings in terms of height, size, scale, massing, and proportions.*
- Materials should be similar in scale, proportion, texture, finish and color to those found on nearby historic structures.
  - *Proposed materials are mostly similar in scale, proportion, texture, finish, and color to nearby structures.*
  - *Inconsistent; proposed new construction has board and batten siding, which is not found on nearby structures.*
- A human scale should be maintained by avoiding large, featureless surfaces by using traditional sized building components and materials.
  - *Human scale is maintained with the inclusion of windows on all four sides of proposed new construction.*
- Spacing, placement, scale, orientation, proportion, size, and material of windows and doors in new buildings should be compatible with the surrounding buildings that contribute to the historic district.
  - *Spacing, placement, scale, orientation, proportion, size, and material are mostly compatible with surrounding buildings.*
  - *Inconsistent; proposed vinyl windows are not commonly found on surrounding buildings.*
- New structures should utilize a roof form found in the historic district.
  - *Proposed new structure has a combined gable and hipped roof. Both styles are commonly found in the historic district.*
- Porches should be compatible in massing and details to historic porches in the district, and should be appropriate to the style of the house.
  - *Proposed front porch is compatible in massing and details to historic porches in the district.*
- Dormers should be secondary to the main roof. Oversized dormers are inappropriate.
  - *Applicant does not include dormers in proposed new construction.*

#### **Regulatory Issues**

- Drehr Place Design Guidelines are not regulations, but factors the HPC should consider in determining whether to grant any COA

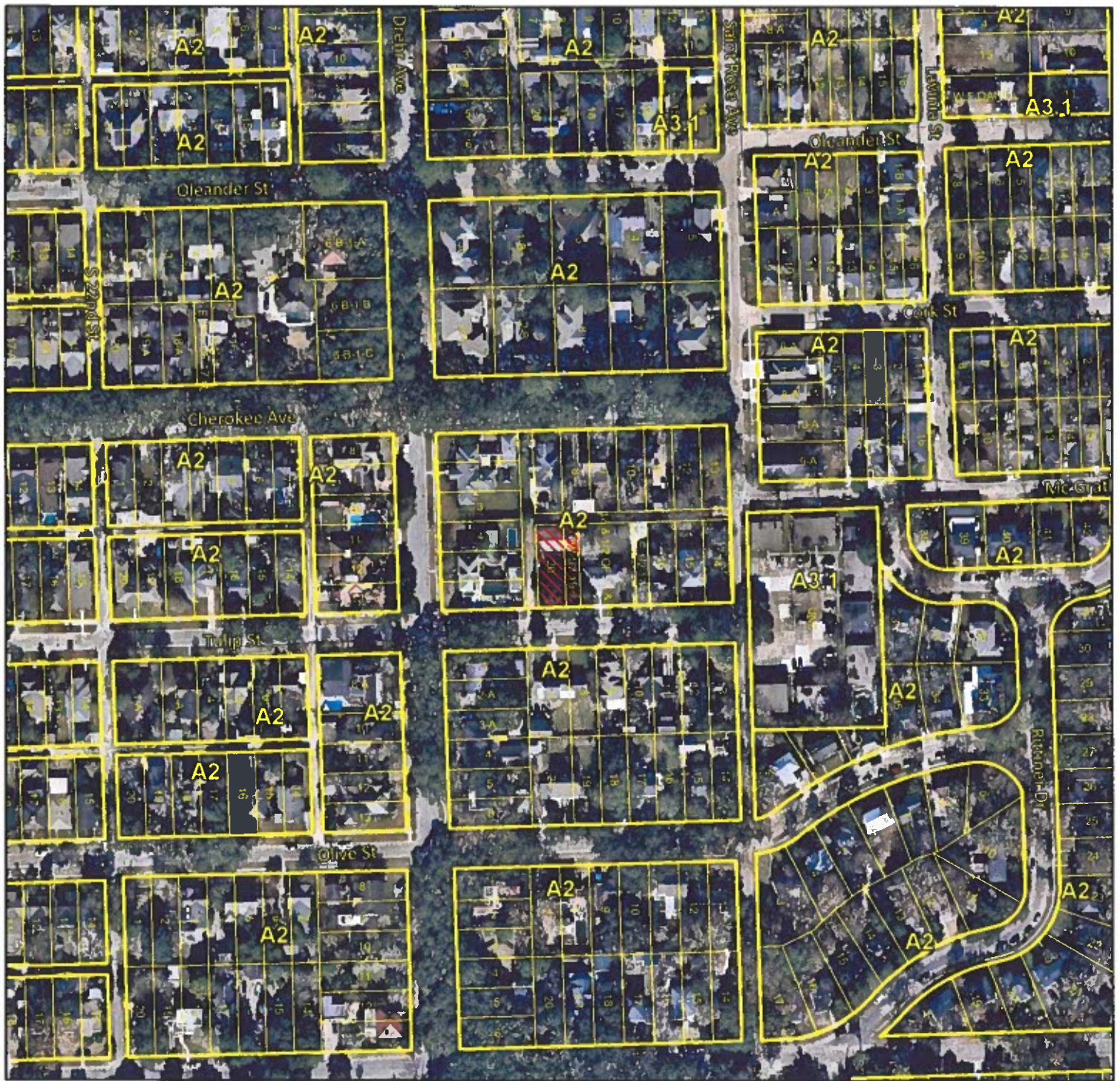
#### **Community Outreach/Notification**

- Legal advertisement published in the Advocate on October 29, 2021
- Public Notification Cards mailed to property owners within 300 foot radius on October 29, 2021
- Subject property posted on October 21, 2021
- Staff reports available online on January 5, 2022 at <http://la-batonrouge.civicplus.com/AgendaCenter/11>




#### **Findings**

- Staff certifies that the proposed new construction is compatible with the Drehr Place Design Guidelines.






**Legend**

-  Current Case
-  Zoning Graphic
-  Lot Graphic
- A1** Zoning Labels



**HPC-22-21**

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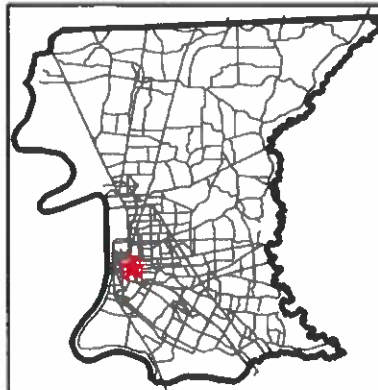
0 100 200 300 400 ft





**Legend**

- Current Case
- Previous Relevant Cases
- Notified of Public Hearing
- Zoning Graphic
- Lot Graphic
- Special Flood Hazard Area
- A1** Zoning Labels



**HPC-22-21**

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## Building Inventory, Baton Rouge, Louisiana

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**Photograph:**



**Building Address:** 2335 Tulip Street

**Map/Parcel:** 60

**Listed on National Register?** No **In N.R. Historic District?** Yes

**Date:** c. 1970

**Photo/Map Sources:** Division of Historic Preservation

**Date of Survey:** February 2005 **Surveyor:** Division of Historic Preservation

**Historic Information:** Non-contributing. Small non-historic slab on grade house set at the back of lot behind high fence (house not visible from street).

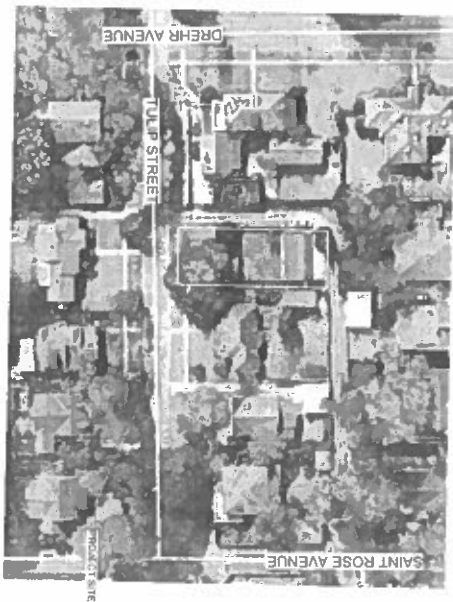
# CONSTANTINE RESIDENCE

## GENERAL CONSTRUCTION NOTES:

1) CONTRACTOR TO CONTACT LOUISIANA ONE CALL PRIOR TO STARTING ANY  
DEMOLITION OR CONSTRUCTION. EXISTING CONDITIONS. ANY DISCREPANCIES NEED  
TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF WORK.  
2) ANY DAMAGE TO THE EXISTING YARD AND SOFT SCAPE IS TO BE RETURNED TO ITS  
ORIGINAL CONDITION AT THE ARCHITECT'S COST.  
3) ALL CONSTRUCTION MATERIALS AND METHODS ARE TO BE REVIEWED BY THE SITE  
AND DISPOSED OF IN ACCORDANCE TO ALL STATE AND FEDERAL REGULATIONS.  
4) ALL MATERIALS DATED OUT IN THE PLANS AND SPECIFICATIONS ARE THE BASIS  
OF THE DESIGN AND CONSTRUCTION. ANY MATERIALS NOT SHOWN BY THE ARCHITECT  
AS EQUAL IN QUALITY, PERFORMANCE AND STRUCTURAL CANNOT BE USED.

## PROJECT DESCRIPTION:

## VICINITY MAP



## INDEX OF DRAWINGS:

A0.1	COVER SHEET
A1.1	SITE PLAN
A2.1	FLOOR PLAN
A2.2	ROOF FRAMING/FOUNDATION PLAN
A3.1	DOOR/WINDOW SCHEDULE
A3.2	FINISH SCHEDULE
A4.1	INTERIOR ELEVATIONS
A5.1	NORTH & SOUTH ELEVATIONS
A5.2	EAST & WEST ELEVATIONS
A7.1	WALL SECTIONS & DETAILS
E1.1	ELECTRICAL PLAN
M1.1	PLUMBING/MECHANICAL PLAN

## HOME SQUARE FOOTAGE:

## BUILDING CODE

## BUILDING INFORMATION

## BUILDING LOADS:

- ROOF
- DEAD LOADS -
- LIVE LOADS -
- WIND LOADS -
- SNOW LOADS -
- EXPOSURE RATING -

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CONSTRUCTION DOCUMENTS

PROJECT NUMBER 01-2113-1

NEW CONSTANTINE  
RESIDENCE

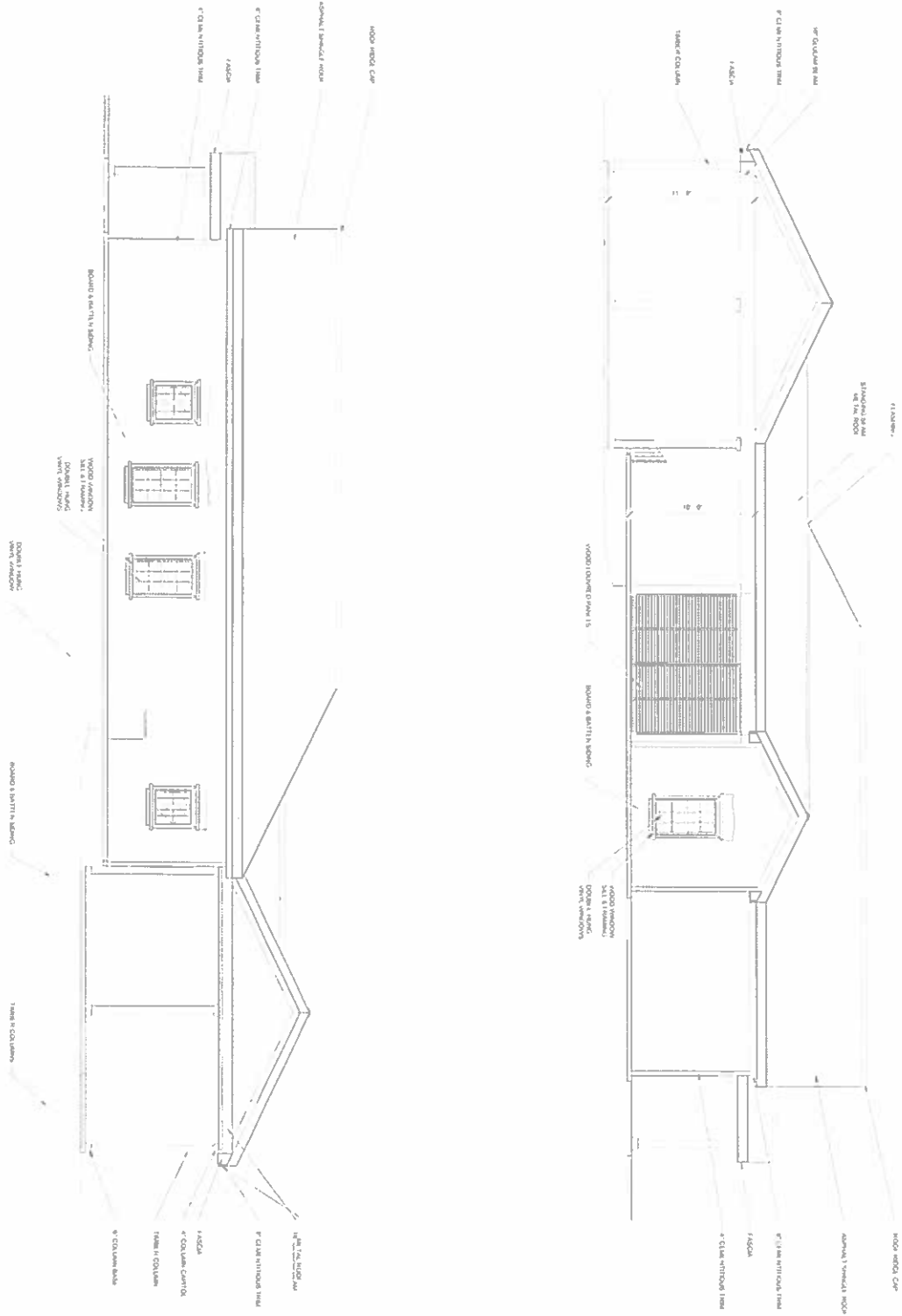
2335 TULIP ST. BATON ROUGE, LA

NO.	DATE	DESCRIPTION	BY	CHKD.
1				
2				
3				
4				
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6				
7				
8				
9				
10				

1. The owner, architect, engineer, and contractor are all bound by the terms and conditions of the contract documents. The architect is not responsible for the design or construction of the project if the owner or contractor fails to follow the contract documents.



A0.1



**Stout**  
 Architecture, LLC  
 2335 TULIP ST. BATON ROUGE, LA 70802  
 (504) 383-1111  
 www.stoutarch.com

PROJECT NUMBER 01-2113-1  
 CONSTRUCTION DOCUMENTS  
**NEW CONSTANTINE RESIDENCE**  
 2335 TULIP ST. BATON ROUGE, LA

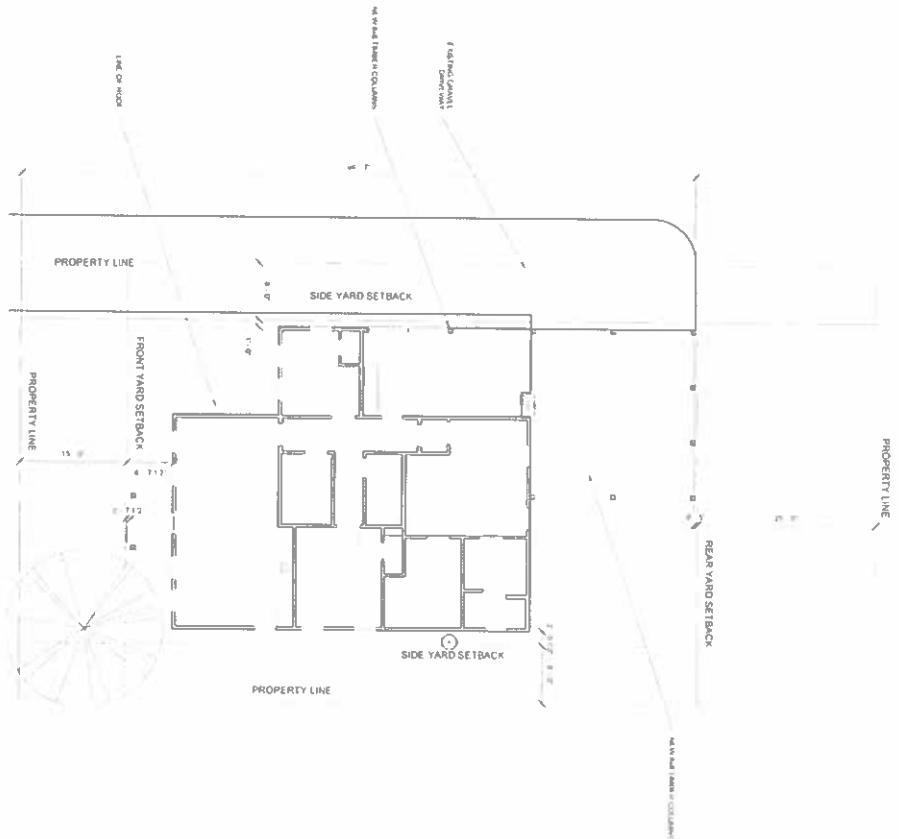
No.	Description	Date
1.	Revised	
2.		
3.		
4.		
5.		

THIS SET OF ARCHITECTURAL DRAWINGS IS THE PROPERTY OF STOUT ARCHITECTURE, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STOUT ARCHITECTURE, LLC.



**A5.3**





# GENERAL NOTES:

1. THE EXISTING TREES TO REMAIN ARE TO HAVE BARBICOES AROUND THE TREES AT THE TREES DRIP LINE.
2. THE EXISTING TREES TO BE REMOVED ARE TO BE REMOVED PRIOR TO STARTING CONSTRUCTION AND IF ANYTHING IS FOUND THE ARCHITECT IS TO BE NOTIFIED.
3. THE CONTRACTOR IS TO CONTACT LOUISIANA ONE CALL TO LOCATE ALL UTILITIES PRIOR TO STARTING CONSTRUCTION.
4. CONTRACTOR IS TO KEEP ALL CONSTRUCTION MATERIALS, DEBRIS AND VEHICLES ON THE SITE DURING CONSTRUCTION AND NOT ALLOW THEM TO BE ON THE ADJACENT LAND OWNERS' OTHER ARRANGEMENTS TO BE MADE.
5. THE LOT PLAN AND SITE PLAN ARE BASED ON GIS AND SURVEY INFORMATION. CONTRACTOR TO VERIFY THE LAYOUT OF THE PROJECT AND NOTIFY THE OWNER AND ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
6. GRADE SITE SO THAT WATER DRAINS TO THE REAR YARD AWAY FROM NEIGHBORING PROPERTY.



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 201 E. 9th Street  
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DATE: 9/10/2021

CONSTRUCTION DOCUMENTS

PROJECT NUMBER 01-2113-1

## NEW CONSTANTINE RESIDENCE

2335 TULIP ST. BATON ROUGE, LA

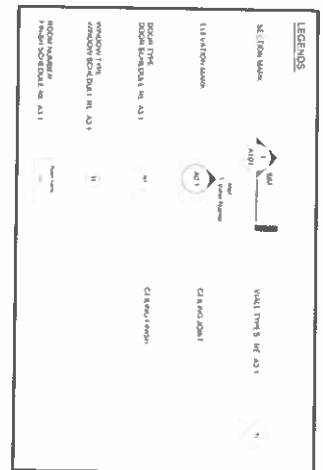
Rev	Revised/Issue	Date
1		

The owner and architect agree that the architect is not responsible for the construction of the project. The architect is responsible for the design and construction of the project. The owner is responsible for the construction of the project. The architect is responsible for the design and construction of the project.



A1.1

1. CONTRACTOR TO VERIFY THE EXISTING UTILITIES ON SITE.  
2. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO STARTING CONSTRUCTION.  
3. CONTRACTOR TO PROTECT ALL LINES AND STRUCTURES IN AREA, AND ANY DAMAGE WILL BE REPAIRED TO PRE-CONSTRUCTION CONDITION AT AN ADDITIONAL COST.  
4. CONTRACTOR TO VERIFY ALL EXISTING BUILDING AND SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION.  
5. ALL INTERIOR WALLS ARE VULNERABLE TYPE. (WETNESS SENSITIVE) NOTED IN LOCATIONS WHERE WALLS ARE TO BE INSTALLED SHOWN AND BATH TUBS RESISTANT CEMENT BOARD.  
6. IN LOCATIONS WHERE WALLS ARE TO BE INSTALLED SHOWN AND BATH TUBS BEFORE THE VAPOR BARRIER IS TO BE USED.  
7. VAPOR BARRIER IS INSTALLED THE SOIL IS TO BE TESTED FOR PLUMBING USING A FEDERAL, STATE AND LOCALLY APPROVED METHOD.



**POLYQUAT CATIONIC POLYMER** IN USE  
FOR WATER TREATMENT AND INDUSTRIAL  
WATER REUSE TECHNOLOGY



on a set of 40 English sentences, each with a different word. Subjects were asked to rate the frequency of each word on a scale from 1 (very rare) to 5 (very common). The results showed that the model accurately predicted the frequency of each word, with a correlation coefficient of 0.92. This suggests that the model is able to capture the underlying structure of the data, and can be used to predict the frequency of words in a given context.

PROJECT NUMBER 01-2113-1

NEW CONSTANTINE  
RESIDENCE

2335 TULIP ST. BATON ROUGE, LA

CONSTRUCITON DOCUMENTS

DOI: 10.1002/for

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### MATERIAL NOTES

On 12 July, following the 100th anniversary of the 1917 Russian Revolution, the Communist Party of the Soviet Union (CPSU) announced that it would be introducing a new constitution. The new constitution would be based on the 1936 constitution, but would include a number of changes. The most significant changes were the introduction of a new system of elections, the abolition of the CPSU's monopoly on power, and the introduction of a new system of government. The new constitution was adopted on 12 July 1991, and came into effect on 12 August 1991.

## LOAD BEARING WALL NOTES

(01) LOCK ALL ACTIVITY ON US AND TO SW EXH NGD TO THE  
MOOD OF CASH PAID LSI  
A2) WALLS ARE TO BE CORRUPTED TO THE SUPPLYING IN  
MAYBE ACTIVITY IS NOT CORRUPT MOUNTAIN

